



**Ennerdale Drive, Knottingley WF11 0NT**

**Welcome to**

**Ennerdale Drive, Knottingley**

Well-presented three-bedroom mid-terrace in move-in condition, offering a bright lounge, spacious dining kitchen, modern bathroom, low-maintenance gardens and a detached garage. Ideally located close to motorway links, schools and local amenities — ideal for the first time buyer!!



### **Entrance Hall**

With a front entrance door, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

### **Lounge**

14' 5" x 12' 2" ( 4.39m x 3.71m )

With a window to the front, fire surround with hearth and a gas central heating radiator.

### **Dining Kitchen**

17' 2" x 10' 7" ( 5.23m x 3.23m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, free standing gas oven and hob, stainless steel sink and drainer, tiled splash back, tiled flooring, space for under cover fridge freezer, rear door and a window to the rear.

### **Landing**

With a storage cupboard and access to the loft.

### **Bedroom One**

10' 9" x 12' 3" ( 3.28m x 3.73m )

With a window to the front aspect, built in wardrobes and a gas central heating radiator.

### **Bedroom Two**

8' 8" x 14' 2" ( 2.64m x 4.32m )

With a window to the rear, built in wardrobes and a gas central heating radiator.

### **Bedroom Three**

9' 3" x 7' 6" ( 2.82m x 2.29m )

With a window to the front and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, tiled flooring, panelled walls, gas central heating radiator and a window to the rear.

### **Front Garden**

Gated with neatly laid to lawn.

### **Rear Garden**

Detached garage, low maintenance paved garden, side door into garage and timber fence surround.

### **Garage**

With electric.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## Welcome to

### Ennerdale Drive, Knottingley

- NO ONWARD CHAIN
- Three Bedroom Mid-Terraced Home
- Dining Kitchen
- Detached Garage
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119490 - 0004

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